

**City of Taylorsville
Board of Adjustment
City Council Chambers – 2600 West Taylorsville Boulevard
6:30 P.M. – April 20, 2004
WORK SESSION**

PRESENT:

BOARD OF ADJUSTMENT

Bruce Holman
Blaine Smith
Steven Wilde
Ken Cook

Excused: Scott Lundberg
Donna Jackson

COMMUNITY DEVELOPMENT DEPARTMENT

Nick Norris, City Planner, Dist #1
Jean Gallegos, Secretary/Recorder

PUBLIC: Sydney Fannesbeck (Utah League of Cities and Towns)

1. WORK SESSION:

1.1 **Mr. Norris** opened the meeting at 6:30 p.m. and introduced Sydney Fannesbeck from the Utah League of Cities and Towns, who will be conducting training for the City of Taylorsville Board of Adjustment to clarify the roll of the Board and explain the State Statutes governing it.

1.2. [18:31:15](#) **Mrs. Fannesbeck** began her presentation with an explanation of the roll the Board of Adjustment has concerning [18:55:09](#) special exceptions and variances. She explained the importance of being very specific in the reason for denial and to fully explain that reasoning in the motion for denial or approval. The only appeal process for a decision made by the Board of Adjustment is through District Court review. The granting of a variance is very complicated and strictly controlled by State Statute and **must** meet the following five criteria in order to be granted approval: [19:19:28](#)

- Literal enforcement of the zoning ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the zoning ordinance;
- There are special circumstances attached to the property that do not generally apply to other properties in the same district;
- Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district;
- The variance will not substantially affect the general plan and will not be contrary to the public interest; and
- The spirit of the zoning ordinance is observed and substantial justice done.

1.3. After her presentation, she opened the meeting up to questions from the Board.

2. **BUSINESS ITEM:** Due to the vacancy created when Angelo Calacino was moved from the Board of Adjustment to the Planning Commission, it was necessary to elect a new Vice-Chairman to finish out Mr. Calacino's term. An election was held by Board members present and Mr. Bruce Holman was given that appointment.

3. **MINUTES:** [19:54:24](#) by motion of Mr. Holman and second by Mr. Wilde, the Minutes for March 16, 2004 were approved as presented. All Board members present voted in favor and the motion was approved unanimously.

ADJOURNMENT: By motion of Mr. Cook, the meeting was adjourned at 8:00 p.m.

Respectfully submitted by:

Jean Gallegos, Secretary/Recorder
Board of Adjustment

Approved in meeting held on June 21, 2005.